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NOTIFICATIONS BY GOVERNMENT



MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg. I (1))

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN KONDAPUR VILLAGE, SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT.

[Memo No. 3944/Plg.I(1)/2018-2, Municipal Administration and Urban Development (Plg.I(1)), 11th December, 2018.]

The following draft variation to the land use envisaged in the Notified Master Plan of erstwhile HUDA-2021 (HMDA) vide G.O.Ms.No.288, MA, dt: 03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No. 63/P situated at Kondapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 7733 Sq. Mtrs, (net area after deducting the HT line area and road affected area is 5175.13 Sq. Mtrs,) which is presently earmarked for Residential zone in the Notified Master Plan of Erstwhil HUDA-2021 (HMDA) vide G.O.Ms.No.288, MA, dt: 03-04-2008, is now proposed to be designated as Commercial use zone, **subject to the following conditions:**

- The applicant shall pay the Development/Conversion charges to HMDA as per rules in force before issue of final orders.
- The applicant shall comply the conditions laid down in the G.O.Ms.No.168, MA, Dt. 07-04-2012 with respect to HT line passing through the site under reference.
- The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.

- (d) The applicant shall handover the area affected under proposed 60.0 Mtrs. wide Master Plan road and HT line road area to GHMC at free of cost through registered Gift Deed before undertaking any development on the site under reference.
- (e) The owners /applicants shall hand over the areas affected under the notified roads to the local bodies at free of cost.
- (f) The owners / applicants shall develop the roads free of cost as may be required by local authority.
- (g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects, ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- (h) The Title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (i) The change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (j) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (k) The above change of land use is subject to the condition that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (l) The owners / applicants are solely responsible for any mis-representation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (m) CLU shall not be used as proof of any title of the land.
- (n) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (o) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law
- (p) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No. 63 (P) of Kondapur (V).
SOUTH : Sy.No. 63 (P) of Kondapur (V).
EAST : Proposed 60 mtrs. wide Master Plan road and Sy.No. 61 part & 62 part of Kondapur (V).
WEST : Sy.No. 63 (P) of Kondapur (V).

ARVIND KUMAR,
Principal Secretary to Government.